

STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585  
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.  
JOSEPH MARCH, P.E., P.L.S.

May 25, 2012

Zoning Board of Appeals  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

Re: The Meadows at Acton  
Response to staff comments

Members of the Board,

We have prepared the following responses to Interdepartmental Communications and other communications prior to the last public hearing on the referenced project. The responses appear below the *italicized* review comments of the respective reviewer and responses are in **bold** type.

**Memorandum**

**Christine M. Griffin, Anderson & Krieger LLP; May 10, 2012**

*1. Jurisdictional Requirements*

**No response needed.**

*Jurisdictional Pre-requisite 1(a) & Jurisdictional Pre-requisite 1(b)*

**No response needed.**

*Jurisdictional Pre-requisite 1(c)*

*The P&S between the owner (Anthony J. Ruggiero, Jr.) and the Applicant (263 Great Road LLC) has an anticipated closing dated of (among other possibilities) 30 days after buyer receives all permits necessary or required to develop a Chapter 40B Project. From the P&S the buyer has access to the site for purposes of applying for the comprehensive permit and will own the site once the closing occurs. There is a potential problem with section 8 of the P&S in that it does not contain an end date by which the transaction must occur. As the result, this provision may violate the rule against perpetuities. The Board should request that this section of the P&S be amended to include a date by which, regardless of all other contingencies, the closing must take place.*

**The applicant and his legal counsel feel that the rule does not apply in the Commonwealth of Massachusetts due to remedial statutory enactment.**

*The Board should also clarify with the applicant what the extent of its current access to the Property is, prior to closing, to confirm that the applicant currently controls the Property sufficient to meet this jurisdictional pre-requisite.*

**Section 5 of the Purchase and Sale Agreement states in part:**

**“Purchaser shall have access to the Property at all times during the term of this Agreement to conduct without limitation studies, tests, borings, surveys, and the like, which Purchaser determines are necessary in order to obtain the Permits and/or develop the property....”**

*The Board may also want to confirm with the applicant what permits and approvals it believes it will need before the closing can take place, and what the timeline for the approvals will be.*

**Prior to the Closing, the applicant believes that in addition to the Comprehensive Permit and the requirements of the Project Eligibility Letter dated February 10, 2012, the only approval it will require is a septic permit from the Acton Board of Health, which was applied for approximately two months ago. Applicant anticipates that it will be granted shortly.**

**The applicant believes that he will close on the property and commence construction approximately two months after the granting of the Comprehensive Permit.**

## 2. Submission Requirements

*The application generally satisfies the Submission Requirements of 780 CMR 56.05 ...*

*(h) A list of requested Waivers (The Board should clarify with the Applicant if the page entitled “Local Laws and Regulations; Non-Compliance” lists all waivers that are currently requested).*

**The section entitled “Local Laws and Regulations; Non-Compliance” is the requested waiver list. An updated list is attached.**

## 3. Consultant Review

**No response needed.**

## 4. Other Matters

**No response needed.**

**Memorandum**  
**Planning Department; May 10, 2012**

***Zoning***

1. *The applicant shall either revise the plans in order to comply with the Town of Acton's Zoning By-law requirements or request additional waivers from the following Zoning Bylaw sections:*
  1. *Table of Standard Dimensional Regulations — Mm. Side Yard Setback of 20' for R-8*
  2. *Table of Standard Dimensional Regulations — Mm. Side Yard Setback of 30' for LB*

**Please see the attached "Local Laws and Regulations; Non-Compliance" section which now contains the missing middle page.**

*Turning Radii and Private Drive Width*

**No response needed.**

***Crosswalk***

1. *A crosswalk from the proposed development crossing Great Road (Rt. 2A) to Gould's Plaza is strongly recommended. Currently safety for pedestrians along Great Road, a State Highway controlled by MassDOT, has long been a local concern. Mr. Steinberg has already reached out to Senator Eldridge for support in this matter. The Planning Department urges that the Town do its part to establish such a crosswalk in tandem with the proposed development, and trusts that Mr. Steinberg would be willing to provide the engineering and financial backing needed to gain MassDOT approval and to physically install it. Historically, MassDOT has been resistant to crosswalks on Great Road; therefore a concerted effort will be needed.*

**The applicant continues to be willing to assist in finding a solution to the pedestrian crossing issue. He has contacted the owner of Gould's plaza who expressed interest in supporting the effort as well.**

2. *Planning recommends that project approval by the Board of Appeals should contain a condition that the applicant must provide a crosswalk on Great Road subject to MassDOT final approval.*

**The applicant requests that any condition that the Board of Appeals includes be sensitive to the fact that MassDOT is the decision making body and only require that application for a crosswalk be made within 2 years of the issuance of a Comprehensive Permit. Further, given the fact that there may be several parties contributing to the construction, the condition should not require the applicant to bear that burden.**

*3. The Town has sidewalk construction funds from various gifts. In the event that MassDOT requirements for a crosswalk were to become extraordinarily costly and therefore render the project uneconomic the sidewalk funds could be directed to assist, subject of course to the Board of Selectmen's approval.*

**The applicant is in agreement.**

***Things to Change/Add***

*1. Driveway lengths on units (G, E, K, L) are 1 8ft. +1 long. Garage locations should be moved further back from the private drive in order to accommodate vehicles parking comfortably in the driveway, without parking beyond the line of the sidewalk.*

**The driveway lengths in front of the garages can be adjusted on the final plans.**

*2. Prices noted for the affordable units are not consistent throughout the application. (Example: Form 3.16 Affordable Dwelling Units lists the projected price at \$179,000 and the Use Description form lists the projected price at \$195,000).*

**The correct price is \$179,000.**

*3. Note the limit of work and any existing vegetation to be retained on the plan.*

**The limit of work is shown on the landscape plan.**

*4. A community playground or play area is recommended.*

**The area above the soil absorption system will be designated as a play area.**

*5. No outdoor lighting is shown on the plan. If outdoor lighting is proposed it must comply with Section 10.6 of the Zoning Bylaw (Outdoor Lighting Regulations for Site Plan Special Permit).*

**Lighting will comply with the zoning bylaw.**

**REVIEWER'S COMMENTS**

**1.,2. No response needed.**

*3. A representative plan showing a sample landscaping plan for individual lots' is suggested. Additional landscaping along the back of the lot as well as additional street trees around the cul-de-sac should be considered. It is advised that native, low maintenance plants be considered for the property.*

**A representative plan showing individual unit landscaping is attached. Additional plantings can be added to the final plan. The plants are native and largely low-maintenance.**

**4. No response needed.**

*5. It is strongly suggested that a crosswalk be installed from the proposed "Meadow at Acton" development to the Donelan's shopping plaza crossing Rt. 2A (Great Road).*

**The applicant continues to be willing to assist in finding a solution to the pedestrian crossing issue.**

**6. No response needed.**

*7. A Landscaping sample plan for individual lots with low maintenance plants was not specified in the application, but should be included in landscaping plan.*

**A representative plan showing individual unit landscaping is attached.**

*8. An irrigation system was not show on the plan, if one is proposed it should be added to the plan.*

**The plan will either be revised to show an irrigation system or a spate irrigation plan will be provided with the final plans.**

**Interdepartmental Communication:  
Engineering Department; May 10, 2012**

**1. 2. 3. No response needed.**

*4. The engineer should show the location of the mailboxes and/or the central mailbox location on the plans. The applicant should consult with the Postmaster to determine what will be required by them for mail delivery. I would be concerned about proposing mailboxes along Great Road. If a central mailbox location is proposed, the applicant could consider a small shelter to house the mailboxes and also be used as a bus stop for the school children. This shelter could also serve for a future bus stop if the Minutevan was to coordinate another fixed route to pickup commuters that need to get to the Train Station. The applicant could contact the MinuteVan group to discuss this as a possible option for these future residents.*

**The applicant would like to provide a covered mail station, which could serve as a bus shelter, after consultation with the postmaster.**

*5. The applicant intends to keep the road private. Common Drive standards require an*

*access and utility easement of at least 20' wide. The applicant will need to make sure they reserve the rights for the homeowners association to properly maintain the amenities within the development.*

**The applicant will include appropriate language reserving rights in the Master Deed.**

*6. We recommend that the applicant incorporate some language for the private way into their legal documents and maintenance agreements so that future residents clearly understand the Town will not be responsible for snow plowing or any other related maintenance and that the common driveways will not become public ways.*

**The applicant will include appropriate language reserving rights in the Master Deed.**

*7. The applicant should label the sight distance being provided on Great Road and ensure that existing or proposed landscaping does not limit or obstruct sight distance.*

**The sight distances will be shown on the final plan.**

*8. If the applicant intends to install a sign to identify the development, it will need to be shown on the plans to ensure the sign will not impact sight distance. If proposed, the applicant will also need to make sure the sign complies with the zoning bylaw.*

**A sign will be shown on the final plan.**

*9. If the applicant is proposing a street name, the street name sign shall match the street name signs currently used in Acton. It shall also have an additional plaque signifying the road as a private way.*

**The street sign will be provided as recommended.**

*10. The applicant has centerline radiuses of 39 and 50 feet. Common Drive standards call for a minimum of 80 feet.*

**Common driveway standards are not applicable.**

*11. The applicant may want to consider granite curb at the intersection roundings to minimize risk of damage by plows.*

**Sloped granite edging will be considered for the intersection roundings.**

*12. The proposed 18 foot wide road serves 26 units and is proposed to have an ADT of 230 vehicles per day. Low Intensity streets, defined as having less than 250 vpd require a minimum roadway width of 20 feet.*

**To the extent that they are applicable, the applicant has requested a waiver of the Subdivision rules and Regulations.**

*13. The applicant is proposing a 4 foot wide sidewalk with no grass strip adjacent to an 18 foot wide road. The regulations call for a minimum 5 foot width. We would recommend the applicant add a 2 to 3 foot grass buffer to provide some separation between vehicles and pedestrians.*

**To the extent that they are applicable, the applicant has requested a waiver of the Subdivision rules and Regulations. Given the narrow linear shape of the property, provision of a grass strip or wider walk is not feasible.**

*14. The engineer should show a crosswalk, stop sign and line to be installed on the proposed road at the intersection with Great Road in compliance with MUTCD. The applicant might also want to show a short section of yellow centerline to clearly delineate the travel lanes at Great Road.*

**The recommended signage and striping can be shown on the final plan.**

*15. The applicant should ensure that the road shoulders have a minimum 3 foot wide zone free of obstructions.*

**A 3 foot clear shoulder is feasible.**

*16. The applicant has provided two spaces per unit. There are no provisions for guest/overflow parking on this narrow road.*

**Each unit will have at least two visitor spaces in front of garages.**

*17. The adjacent property has currently filed an ANRAD with the Conservation Commission. We've also noted on these plans that the applicant is splitting some of their existing frontage onto a separate small parcel of land. We recommend that the applicant consider combining or providing a shared access for the proposed units. This could be considered as mitigation for the traffic impacts on Great Road by reducing the overall number of curb cuts on the state road.*

**If the adjacent property is to be developed residentially, and is under the control of the applicant, a common driveway would make sense. If it is developed commercially, the applicant would prefer to keep the driveways separate.**

*18. The applicant does not provide a crosswalk on Great Road. This development is across the street from a major shopping center. There is a gap in the sidewalk on the proposed road by the leach field and the width of the proposed sidewalk is 4 feet instead of 5 feet as required in our regulations. The applicant could apply the added savings by*

*these changes in the sidewalk design toward the crosswalk design and possible sidewalk connection on the opposite side of Great Road.*

**The applicant continues to be willing to assist in finding a solution to the pedestrian crossing issue.**

*19. The applicant intends to have drainage overflow from DMH-6 directed to the existing manhole on Great Road. The applicant should provide calculations showing that there is sufficient capacity to handle this overflow.*

**There is no flow to the state drainage system for the 100 year storm within said pipe.**

*20. There is a typo on the detail for DMH #6. The label should be changed from "To Infiltration Basin" to "To State Drain".*

**The typo can be fixed on the final plans.**

*21. The applicant should add notes to close off the existing driveway. This entails removing the existing pavement, restoring it to match the surrounding conditions, add a curb to match what exists on Great Road, reconstruct sidewalk to top of the new curb and match the materials used for the existing sidewalk on Great Road.*

**The existing driveway will be closed off and plans will be supplied to MassDOT.**

*22. Great Road is a state road. The applicant will need to work with MassDOT for an access permit to approve their new access, mitigation for traffic impacts if any, a pedestrian connection to the shopping center and their connection into the drainage system. We request that a copy of any plans or permits approved by MassDOT be given to our office for our records.*

**Copies of the plans approved by MassDOT can be provided.**

*23. The site is located within Groundwater Protection Zones 2 and 3. The applicant has provided emergency slide gates before the infiltration basins with the exception of Infiltration Area #3. Stormwater runoff is infiltrated there with no emergency gate provided.*

**A slide gate will be shown for Infiltration Area #3 on the final plans.**

*24. The applicant needs to label on the estimated seasonal high groundwater on the plans and details to ensure there is at least a 2 foot separation between the water table and the bottoms of the proposed retention/infiltration facilities and the roof drywells.*

**The plans will be labeled accordingly.**



*25. The applicant should label the height of the walls in the diversion drain manholes on detail sheet and ensure there is adequate accessibility for future maintenance. The detail shows a 1 foot minimum height above the wall which could pose a problem for future maintenance.*

**The plans will be labeled accordingly.**

*26. The applicant should confirm the sizing for the roof drywells and add a note that the developer will be required to make necessary modifications if the drywell does not work as designed.*

**Drywell sizing will be confirmed. The plans will be labeled accordingly.**

*27. The Town Maps indicate there is a gas main in Great Road at this location. If the applicant intends to provide gas in the development, the main and services should be shown on the plans. The applicant should also show the proposed locations for the other utilities such as electricity, TV/phone.*

**Utility plans are being prepared by the utility companies and can be provided when complete.**

*28. The engineer should add the following notes about paving the road:*

- Prior to the installation of the wearing surface on the road, the binder surface shall be swept clean, dried if necessary, patched and treated with an asphalt emulsion or tack coat to ensure a satisfactory bond between the pavement courses. It should also require that the wearing course would not be applied until all construction on lots served by proposed road is substantially completed.*
- No paving shall take place after November 15th of any given year.*
- The binder course of paving shall be exposed to a winter season (November 15th - April 30th) prior to the application of the final wearing course.*

**To the extent that they are applicable, the applicant has requested a waiver of the Subdivision rules and Regulations. The applicant will follow standard industry practice in paving methodologies.**

*29. The operation and maintenance schedule should also include information related to the operation and maintenance for the slide gates, the area drain system and the roof drywells. The O&M Plan should be incorporated into their legal documents (i.e. private way maintenance agreement, master deed, etc).*

**The O&M plan will include language related to the slide gates and the Master Deed can include the O&M plan by reference.**

*30. The temporary benchmarks will need to be relocated to fixed objects that will not be disturbed during construction.*

*31. A final as-built plan and certification will be required after construction is completed. The engineer will need to witness the construction, as deemed necessary, to allow them to certify the subsurface features required on this drainage such as the drainage system.*

**No response needed.**

*32. Due to the number of units and the limited recreational facilities in the immediate area, I would recommend the applicant consider a recreational area by the leach field and reserve area.*

**The noted area will be designated as a recreational area.**

**Memorandum, Supplemental Comments  
Planning Department; May 11, 2012**

*1. The proposed private road functionally compares to a subdivision road, therefore a list of waivers from the Subdivision Rules and Regulations should be provided.*

**To the extent that they are applicable, the applicant has requested a waiver of the Subdivision rules and Regulations.**

*2. The plan shows a proposed Lot A to be conveyed to the neighboring property. This conveyance limits the frontage of proposed Lot 3 to a total of 35.48 feet. The applicant shall either revise the plans in order to comply with the Town of Acton's Zoning By-law requirements or request additional waivers from the following Zoning Bylaw section: Table of Standard Dimensional Regulations –minimum frontage of 200' for **R-8 and LB**.*

**Please see the attached list of waiver requests.**

**Email:  
Isabel Roberts, Health Department; May 10, 2012**

*1) Will this project be served by Acton or Concord Water?*

**Acton**

*2) Condo association documents should include maintenance of system, annual pumping, and T5 inspections every 3 years. These costs should all be included with the condominium fees and managed by the association. In addition, a portion of the fees should accumulate into a wastewater system maintenance/replacement capital account that is expressly designated for that purpose and not accessible for other condominium association expenses. Health Department should approve all condo docs and master deed prior their filing and to sign-off on final Certificate of Compliance.*

**The condominium documents will provided for the requested items.**

*3) Label individual stormwater dry well? Collection area?*

**The plan will be labeled accordingly.**

**Email:**

**Franny Osman, Transportation Advisory Committee; April 25, 2012**

*--Add a pullout to allow buses to stop safely on Route 2a for the neighborhood's use but without entering the neighborhood.*

**The road is subject to MassDOT control. A pullout would not be appropriate in this location.**

*--Add a grass strip between sidewalk and Great Rd.*

**The road is subject to MassDOT control and the sidewalk was installed by MassDOT.**

*--Add a pedestrian connection from east end of property to Ladyslipper lane and to Longmeadow*

**The referenced properties are private and representatives of owners have requested that there be no connection.**

**Email:**

**Robert C. Craig, Fire Chief; May 11, 2012**

*1. It appears that turning radii for an SU-30 vehicle is adequate.*

**No response needed.**

*2. The applicant should consult with this department as there are no fire alarm call boxes shown. In addition, the spacing between the hydrants is excessive and should not exceed 500 feet in distance between hydrants. In addition there should be a hydrant at the entrance to this project. The applicant should consult with this department in this regard.*

**The applicant will consult with the Fire Department on the referenced items and adjust the final plans accordingly.**

*3. I would concur with Item #3 of the Engineering Department.*

**No response needed.**

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May 25, 2012  
The Meadows at Acton

The Acton Board of Selectmen and Acton Community Housing Corporation submitted letters of support for the project and responses are not necessary.

Also attached is a brief memo describing a meeting between the Design Review Board and the applicant.

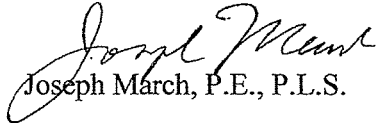
Please call our office if you have any further questions.

Respectfully,

Stamski and McNary, Inc.



George Dimakarakos, P.E.



Joseph March, P.E., P.L.S.

Encl.

### 3.15 Local Laws and Regulations; Non-Compliance

The following list is preliminary and may change as the review process proceeds and changes are made to the plans.

#### Zoning Bylaw:

- **Table of Principle Uses: 3.3.3** Two Family dwellings are not allowed within the R-8 zoning district.

The proposed project contains a Two Family Dwelling in the R-8 District

A waiver is requested from this requirement to allow the lot to contain a Two Family Dwelling. These two new units will result in an appropriate increase in density for a parcel that borders commercial and multifamily uses in the area. These units are expected to be made available for purchase by the Acton Housing Authority and will be affordable units.

- **3.3 Residential Uses** – Not more than one building for dwelling purposes shall be located upon a lot.

The proposed project consists of one Two Family building and 24 Single family buildings on one lot.

A waiver is requested from this requirement to allow the lot to contain the 25 buildings in order to make the provision of 7 affordable units feasible. The new units will result in an appropriate increase in density for a parcel that lies in a transitional area between single family uses, multifamily uses and commercial uses.

- **4.3.4.2 Zone 2-** A minimum of 70% of every Lot shall remain Open Space, 40% of every Lot shall remain as Undisturbed Open Space. No more than 30% of a Lot shall be covered with Impervious Cover.

Open Space Proposed in Zone 2: 62%

Impervious Cover Proposed: 38%

A waiver is requested from this requirement to allow the property within Zone 2 to contain 62% Open Space. The existing condition is such that there is no Undisturbed Open Space. Also, 38% Impervious Cover is proposed within Zone 2 on the property. A waiver is requested from this requirement to allow for the preservation and restoration of the existing dwelling at #265. This dwelling will be sold at a reduced price and together with other subsidies will become a Habitat for Humanity project, as well as an affordable unit.

- **Table 4.3.7.2 Use Regulations within the Groundwater Protection District:**  
18. Subsurface disposal of wastewater effluent on a parcel of land which is not a buildable Lot as defined in bylaw & 22. Subsurface disposal of wastewater effluent at a rate of 6,000 gpd or more per buildable lot are not allowed in Zone 2.

The project includes the subsurface sewage disposal on a lot that does not meet all of the zoning requirements to be considered a buildable Lot.

Though a waiver is being requested here, the property could be subdivided into multiple lots with a conventional subdivision plan. A conceptual subdivision plan is included with this application showing 3 buildable lots that would result through the use of a subdivision road. In such a case the sewage flow would potentially total 18,000 gallons per day. The proposed sewage flow is 8,360 gallons per day, far less than that which would be otherwise allowed.

- **Table of Standard Dimensional Regulations (R-8 and LB):**  
Minimum Lot Frontage is 200 Feet, minimum Lot width is 50 feet, minimum Front Yard is 75 feet, minimum Side and Rear Yard is 20 feet, and the maximum Floor Area Ratio is 0.2 or 16,006 sf (subject to Section 5.4).

Proposed dimensional data:

Frontage:	35 feet (82 ft on Parcel A)
Lot Width:	35 feet
Front yard:	51.6' +/- (existing condition for #265) 15' (proposed for covered mail station)
Side and Rear Yard:	5 feet
Floor Area Ratio:	0.26

The current Lot Frontage for the entire parcel is 117 ft. 82 feet of the frontage will be dedicated to Parcel A. Parcel A will be conveyed to an adjoining parcel or kept as part of the development, but will have an access easement over it to benefit the development. The remaining frontage of 35 feet will be dedicated to the development parcel. Consequently the lot width at the street will be 35 feet. In any event, the 200 foot Lot Frontage requirement cannot be met without creating a subdivision road and compromising the design, number of affordable units and preservation of the existing house at #265. The existing Front Yard setback for #265 is 51.6 feet and will be maintained. The proposed buildings will meet the 75 foot requirement. Due to the long narrow nature of the property, it is necessary to reduce the Side and Rear Yard setback to 5 feet in some instances in order to have a workable site layout. The floor Area Ratio is modestly increased to 0.26 in order to allow the

increased density, which is consistent with comprehensive permit development.

- **5.4.6.2 Maximum Number of Parking Spaces:** The maximum number of parking spaces in the Limited business District shall not exceed 1 parking space for 3,000 square feet of developable Site Area. Max allowed is 6 parking spaces. (DSA = LB Area – wetlands- ROW = 80,031 sf)

Proposed number of parking spaces: 18+/-

The proposed parking spaces will be within 2 car garages. The number of spaces is consistent with the proposed number of units within the portion of the property in the Limited Business District. If a portion of the garage was in the district, it was counted as being entirely within the district. The pavement in front of the garages has been considered driveway area, not parking spaces.

**Planning Board Subdivision Rules and Regulations:**

To the extent that it is required, a waiver of the Subdivision Rules and regulations is requested to allow for the construction of the infrastructure as shown on the plans.

## The Meadows at Acton

Meeting Notes from May 16, 2012

Acton Design Review Board

1. Board suggested we look at Acton's River St. Housing at River and Chadwick Streets as an example of a design Board members like.
2. Board liked the porches, thought we should develop the column and railing details.
3. Board suggested we keep the elevations simple, make subtle elevation changes rather than adding dormers or bays as presently shown in perspective rendering.
4. Board liked the staggered setbacks for house fronts, asked if tandem garages or one and one-half car garages were considered to increase sight lines to open space.
5. Board asked that we tweak the new house locations near the existing house (A.J.'s home) at the rear of the site plan.
6. Board thought shape of detention pond at Great Road might be made more curvilinear, and to develop more landscape treatments at the front of the site.

We responded that we would consider these suggestions and were open to changes in the site plan and elevations.

Submitted by: Peter Conant, Registered Architect      May 29, 2012



## PLANT LIST for Acton Meadows, Acton, MA

Symbol/Botanical Name	Common Name	No.	Size	Remarks
<b>Trees (Deciduous)</b>				
AR/Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3	2.5-3"C	1" branches at 5' for vehicular visibility
CK/Cornus kousa	Kousa Dogwood	1	6-7'Ht/multi-stem	
MA/Malus 'Donald Wyman'	Donald Wyman Crabapple	1	2-2.5"C	
PR/Prunus cerasifera 'Thundercloud'	Thundercloud Plum	1	2-2.5"C	
PS/Prunus subhirtella 'Autumnalis'	Autumn Higan Cherry	1	2-2.5"C	
<b>Trees (Evergreen)</b>				
TN/Thuja occidentalis 'Nigra'	Dark American Arborvitae	6	5-6'Ht	
TO/Thuja o. 'Smaragd'	Emerald Green Arborvitae	23	5-6'Ht	
<b>Shrubs</b>				
AL/Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	5-6'Ht	Multi-stem/ white fls early May; fruit/birds
FS/Forsythia 'Lynnwood Gold'	Lynnwood Gold Forsythia	10	4-5'Ht	Matching
FO/Fothergilla gardenii	Dwarf Fothergilla	14	3-3.5'Ht	White fls early May before lvs; beautiful fall color
SP/Spirea japonica 'Shirobi'	Shirobi Spirea	3	18-24"H	Matching. Pink & white fls on same plant/June-July
SY/Syringa vulgaris	Purple Common Lilac	2	5-6'Ht	Full
TA/Taxus cuspidata 'Greenwave'	Greenwave Yew	13	2-2.5'Ht	Matching, full specimens, B&B only
VAN/Vaccinium corymbosum	Highbush Blueberry	10	#5	

